

2-22-03

Docket Item # 9

SPECIAL USE PERMIT #2002-0100

Planning Commission Meeting

February 4, 2003

**ISSUE:** Consideration of a request for a special use permit for construction of a single family dwelling on a substandard lot with two tandem parking spaces.

**APPLICANT:** Sidney and Linda Lowery

**LOCATION:** 2705 Hemlock Avenue

**ZONE:** R-8/Residential

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**PLANNING COMMISSION ACTION, FEBRUARY 4, 2003:** On a motion by Ms. Fossum, seconded by Mr. Gaines, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 7 to 0.

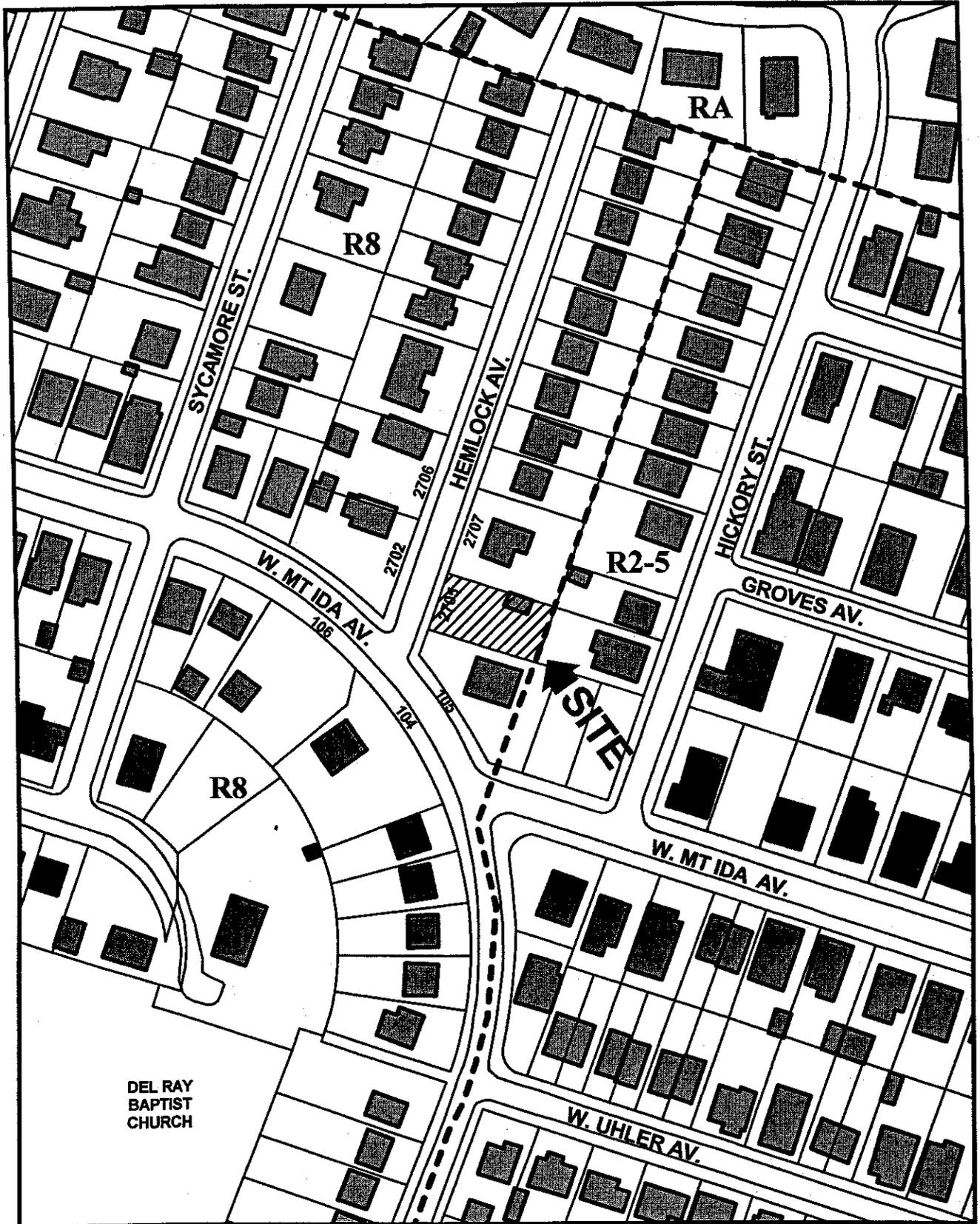
Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Sidney Lowery, the applicant, spoke in support of the application. He added that he designed the building as a "green building" designed for reduced energy consumption and with super insulation, passive solar orientation, and non-polluting construction materials.

Sarah Hout, representing the Del Ray Citizens Association, spoke in support of the application, and that the proposed tandem parking spaces adequately address parking concerns raised by some of the neighbors. She added that the Del Ray Civic Association Executive Committee voted to approve the application.

Betty Kellogg, Hickory Street resident, expressed concern about her existing retaining wall and about potential damage to her property from water runoff. Staff explained that the plot plan and building permit process should be sufficient to identify and correct any potential impacts to adjacent neighbors. Eric Wagner noted that staff should specifically review and correct any potential impacts on neighboring properties and existing retaining walls at the time it is reviewing the proposed building and plot plans.



**SUP #2002-0100**

**02/04/03**



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. Two tandem spaces shall be permitted on the property as shown on the proposed plan. (P&Z)
2. No additional projections or structures may be constructed outside the building footprint represented in the application. (P&Z)
3. Approved building permits shall be consistent with plans presented as part of this application, provided that minor design and architectural changes may be made if approved by the Director of Planning and Zoning. (P&Z)
4. A plot plan showing all improvements, alterations and utility services to the site must be approved by T&ES, the Department of Planning and Zoning, and the City Arborist prior to issuance of a building permit. (T&ES) (P&Z) (City Arborist)
5. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
6. An erosion and sediment control plan that complies with City Code Section 5-4-1 must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
7. City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (T&ES)
8. If fireplaces are to be included in the new house, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screen must be installed on chimneys. (T&ES)

9. The applicant shall consult with the City Arborist and utilize appropriate tree preservation methods during construction as prescribed by the City Arborist. (City Arborist)

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**Staff Note:** In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

In compliance with City Ordinance #3299, the general location and size of major trees must be shown on all applications before a building permit will be issued.

DISCUSSION:

1. The applicants, Sidney and Linda Lowery, request special use permit approval to construct a single family dwelling on a substandard lot with tandem parking at 2705 Hemlock Avenue.
2. The subject property is one lot of record with 52 feet of frontage on Hemlock Avenue, 70 feet of depth and a total lot area of 5,230 square feet. Hemlock Avenue is a short, terminating street entered from West Mount Ida Avenue. The lot is currently developed with a large garage structure.
3. The applicants are the owners of the lot and designers and future occupants of the proposed home, which they are planning to be their retirement home. They have for many years lived adjacent to the subject property at 105 West Mount Ida Avenue.
4. The subject lot was created prior to the enactment of zoning regulations for the R-8 zone in the City. It is smaller than the lot requirements of the R-8 zone. The R-8 regulations and the existing lot dimensions are as follows:

	<u>R-8 Requirements</u>	<u>Existing lot Dimensions</u>
Lot area	8,000 sq ft	5,230 sq ft
Frontage width	40 ft	52.3 ft
Width at building line	65 ft	52.3 ft

5. Pursuant to Section 12-402(A)(1) and (B) of the zoning ordinance, a substandard lot may be developed with a single family detached dwelling if it contains at least the lot area, and has at least the width at both the front lot line and building line as at least 50% of the developed lots on the block face where the lot is located, and a special use permit is approved.
6. Staff has performed the necessary analysis and calculations under the above standard and determined that the subject lot meets the threshold allowing it to proceed to request a special use permit. Of the 25 developed lots in the relevant block face, the subject lot is as large as or larger (in area and width) than 19, or more than 50%, of them. (See attached staff analysis).

7. Under section 12-402 (C), City Council may approve a special use permit for a single family dwelling on a substandard lot if the lot meets the above threshold and if Council finds that the proposed development:
  - (a) Will not unreasonably impair an adequate supply of light and air to adjacent property,
  - (b) Will not diminish or impair established property values in the surrounding areas, and
  - (c) Will be compatible with the existing neighborhood character.
8. The zoning ordinance recognizes that building a house on a lot that is not as large as the zone may require modifications of the standard zoning rules. Under section 12-404, Council may, in approving a special use permit to allow development of a substandard lot, modify minimum yard, coverage, or other minimum requirements of the zoning ordinance.
9. In this case, the applicant has submitted the following materials (see attachments):
  - a A plan showing the location and size of the proposed house on the lot.
  - b Elevations of the proposed house.
  - c. A plan showing the location and size of the proposed house on the lot with footprints of the adjacent houses.
  - d. A plan showing the proposed elevation of the house in context with elevations of the adjacent houses.
  - d Floor area computations and interior layout plans.
  - e. A letter from the applicant describing the various changes that have been incorporated into the design since the time of application, and as a result of meetings with staff.
  - f. Photographs with addresses of other homes in the neighborhood that have similar style or design aspects.
  - g. A copy of the Sanborn map of the area, with the proposed home plotted on the property.
10. A total of 19 dwellings are located on Hemlock. Many of the homes on the street are brick colonial, but the street has a mix of styles including a ranch and a bungalow. The subject property is located near the intersection of Hemlock and West Mount Ida Avenues where the architectural style is not colonial, but includes American vernacular, bungalow, and Georgian (see attached photos).

11. The proposed house is one and a half stories, American vernacular in style, and faces Hemlock Avenue. The house is 27 feet in height to the tallest point, 29 feet wide, and 58 feet long. It has a gross floor area of 4,512 square feet and a total of 1,775 net square feet of floor area.

The house will be located on the lot so as to allow a 25.5 foot front yard, and side setbacks that vary from 11 feet to 12.3 feet. The property already has a driveway curb cut which is proposed to remain. The applicant is proposing tandem parking in the driveway.

12. The following is a comparison of the bulk requirements of the R-8 zone and the proposed dwelling:

	<u>R-8 Requirements</u>	<u>Proposed</u>
Front yard	30 feet	25.5 feet
Side yards	10.4 ft	11 ft south elevation 12.3 ft north elevation
Rear yard	16 feet	16.5 feet
FAR	1,831	1,779
Height	35 feet	27 feet

In addition to lot size, the only zoning modification required for the proposed house is for the front yard set back. Staff recommended this modification so that the proposed house would be consistent with the front set backs of the existing houses on Hemlock.

13. The proposed dwelling has a side entry, which is an element found on other homes in the neighborhood, however, is not found on the block (see attached photos for examples in the neighborhood).
14. Zoning: The subject property is located in the R-8 zone. The proposed dwelling is not consistent with the R-8 minimum lot size requirements.
15. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for residential use.

STAFF ANALYSIS:

Staff does not object to the proposed single family dwelling located at 2705 Hemlock Avenue. The subject lot is a developable lot under the substandard lot rules, and the proposed home appears to be compatible with the immediate neighborhood. From the street, it is a fairly modest looking, one and a half story home, not as tall as neighboring houses, and given the declining grade of the lot, sits below the street grade. The block face on Hemlock Avenue has a number of brick colonial style houses, however, the immediately adjacent area has a mix of architectural styles, including the more traditional style that the applicant is proposing. The proposal complies with side yard, rear hard, height, and FAR requirements of the R-8 zoning district. The front setback is proposed to be modified from the required 30 feet, but it will be consistent with the building setback of the rest of the block. The applicant is also able to preserve some of the existing large trees on the lot. Staff does have some concerns about the proposal, which are described below.

As outlined in the applicants' letter, they have worked considerably on the design of the house in an effort to respond to staff's concerns, including the site layout, the parking, and the compatibility of the design of the home with the immediate neighborhood.

Site Layout

Staff's most significant and continuing concern relates to the placement of the house on the lot so that it is compatible with the set backs of the other homes on the block both in front and in the rear yards. When first proposed, the footprint of the dwelling was situated another five or six feet back from where the current plan proposes, leaving it approximately five feet behind the building setback line that has been established on the street by the existing homes. Staff was also concerned about the rear yard dimension, which was initially proposed at only nine feet. The rear yard as established by the most of the existing houses on Hemlock appears to be at least double this size. Therefore, staff found that the initial layout created a visual barrier to the existing homes on the block, with its large open rear yards with mature trees. Particularly true with respect to the house directly to the south, at 105 West Mount Ida Avenue, the originally proposed house would block the light and air from its neighbor; its entire rear face of the house would overlook the west elevation of the proposed house, and be only 25 feet away.

In response to this concern, the applicant shifted the footprint of the house forward to be in line with the front building setback already established on the street, and reduced the square footage of the home in an effort to further increase the rear yard area. Although this effort satisfied staff's concern about the front setback of the home, and generally addressed the concern of preserving the rear yard of the home as open area to be consistent with the rest of the block, the house will still span most of the entire length of the rear face of the house located to the south on Mount Ida and be a barrier like presence where a truly consistent layout would have preserved the view to a more open rear yard.

However, staff acknowledges that the house to the south is situated on a large lot with considerable open space on either side. Therefore, the rear yard view may not be as critical for it as it is for houses on the smaller and narrower lots found on Hemlock. Additionally, under the R-8 zoning, the other houses on the block can theoretically build additions resulting in smaller rear yards.

#### Parking

The parking was initially proposed as side by side in the front yard of the home. Staff found that this arrangement created an unnecessary clutter of vehicles in the front yard area and more paving than required. Staff recommended tandem parking to alleviate this problem, and the applicants agreed that they could incorporate it into the design.

#### Design Elements

The applicants proposed a number of designs for the dwelling in an effort to satisfy staff's concerns about its compatibility with the existing character of the neighborhood. As stated earlier, the neighborhood is a mix of architectural styles, including the traditional style that is proposed by the applicant, so staff did not have a concern about the particular architectural style. However, staff worked with the applicant on some of the specific design elements of the house that staff found to be inconsistent with the neighborhood. For example, staff had a concern that the applicants' initial proposal lacked a prominent front entrance, and instead consisted of merely four glass doors at the front, with the main entry from a side door of little distinction. A prominent front entrance is an element found on every other home on the block and serves to create more of a presence and connection to the public street.

Staff worked with the applicants on various designs that would preserve the interior layout that the they desired, but would also include a prominent entrance and street presence. The applicants added a portico and bungalow columns to the side entry, giving it more distinction. More importantly, the applicants also added a decorative cover to the windows located at the front of the house giving more of a street presence and making it more consistent with neighboring houses.

The exterior design of the home has changed considerably since the applicants' first proposal, and staff found improvement with each draft. In addition to the work on the front facade, the south elevation, visible from Mount Ida, and a strong visual presence for the neighbor to the south, is now more streamlined and less cluttered with fewer design elements than what was originally proposed. In regard to the glass block feature, staff is not aware of a precedent in the neighborhood for this element and does not find it to be particularly in character with the houses in the immediate vicinity. However, the applicants are adamant that this element is integral to the design of the home and cannot be compromised. Given that the applicants have satisfied staff's concerns on the other critical design elements, such as the front and side entrances, and have greatly improved the design of the western elevation, staff is willing to accept the glass block, given its importance for the applicant.

Conclusion

The applicant has been cooperative in responding to staff's concerns about site layout, parking and design elements. The final product being proposed is a home that will not be bulky and is generally in character with the mix of styles of homes found in the area. Although staff would prefer a larger rear yard to be more consistent with the pattern of open rear yards on the block and to preserve the open view, particularly for the home located to the south, other homes on the block could make additions leaving a similar sized rear yard, and the home to the south will maintain the open views in its large side yards..

With conditions, staff recommends approval of this special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 The construction of this residential unit may result in land disturbing activity in excess of 2500 square feet. If so, applicant is required to comply with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control. The applicant may request, in writing to the Director of T&ES, a waiver from the requirements of the ordinance.
- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-2 Pay sanitary sewer tap fee prior to issuance of a building permit in accordance with city ordinance #4257.
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- R-1 A PLOT PLAN showing all improvements, alterations and utility services to the site must be approved by T&ES prior to issuance of a building permit.
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
- R-3 An erosion and sediment control plan that complies with City Code Section 5-4-1 must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet.
- R-4 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services.
- R-5 If fireplaces are to be included in the new house, the applicant is required to install gas a fireplaces to reduce air pollution and odors. Animal screen must be installed on chimneys.

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Health Department:

- F-1 No comments.

Police Department:

- F-1 No objections.

VP

# APPLICATION for SPECIAL USE PERMIT # 2002-0100

[must use black ink or type]

PROPERTY LOCATION: 2705 Hemlock Avenue

TAX MAP REFERENCE: 24.03 - 05 - 11 ZONE: R-8

APPLICANT Name: Sidney and Linda Lowery

Address: 105 West Mount Ida Avenue

PROPERTY OWNER Name: Sidney and Linda Lowery

Address: 105 West Mount Ida Avenue

PROPOSED USE: To construct new detached, single family residence at 2705 Hemlock Avenue - Lot 5, Block 8 - Groves Subdivision of Mount Ida

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Sidney Lowery/Linda Lowery  
Print Name of Applicant or Agent

  
Signature

105 West Mount Ida Avenue  
Mailing/Street Address

703-836-5769      None  
Telephone #      Fax #

Alexandria, Virginia 22305  
City and State      Zip Code

September 17, 2002  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Date & Fee Paid: 9-20-02 \$ 500.-

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one)  the Owner  Contract Purchaser  
 Lessee or  Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.
2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

**This application is to construct one new detached, single family residence at 2705 Hemlock Avenue. This lot is 5,232 square feet in an area currently zoned R8. Except for an unsightly block garage scheduled to be removed, it is empty. Major and specimen trees will not be affected. Driveway apron is existing.**

For thirty four years, my wife and I have lived in two different houses on West Mount Ida Avenue. With the construction of this home on an adjacent lot, we hope to continue to reside in the city of our choice. Our current home at 105 West Mount Ida Avenue is a traditional 2-1/2 story design. This home was built in 1912 with redwood siding added in 1942 and although handsome, has extensive interior and exterior maintenance, a multiple stair system and high utility costs. In addition, it has a large lot requiring substantial care.

Facing retirement, we will prefer to live in a smaller home with the living mostly on one floor. Less interior and exterior maintenance, lower utility bills and easy care exterior grounds will be a welcome bonus. In the event of age related illnesses, an interior elevator can easily be added.

Upon completion of the proposed new residence, we intend to sell our home at 105 West Mount Ida Avenue.

### PROJECT DESCRIPTION:

The proposed 1-1/2 story design draws upon traditional bungalow, shake and shingle 1-1/2 story homes. It is to be constructed of natural materials: brick, wood windows and doors, shake/metal roofing and Hardy Plank siding with traditional trim detailing. It will nestle gently on the site with larger than required side and rear yard set backs. It will blend well with the various architectural styles presently on Hemlock Avenue.

### REGARDING LOT SIZE:

16 of the 19 existing homes on Hemlock are constructed on substandard lots. In fact, 15 of these homes are on 4,000 square foot lots. A 30 % area increase would be needed to equal the 5,232 square feet at 2705 Hemlock Avenue. Two of the 16 are built within inches of the line. Only one home on Hemlock meets R8 set back guidelines and parking. The proposed 2705 residence will meet all such guidelines, including two car off street parking, set backs and F.A.R.

Permission to construct our retirement home will be greatly appreciated.

Sidney W. Lowery  
Linda S. Lowery

**USE CHARACTERISTICS**

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,

other. Please describe: NEW SINGLE FAMILY RESIDENCE

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

N/A

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise from patrons be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Residential

B. How much trash and garbage will be generated by the use?

N/A

C. How often will trash be collected?

ONCE weekly

D. How will you prevent littering on the property, streets and nearby properties?

N/A.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of residents, employees and patrons?

N/A

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**ALCOHOL SALES**

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes.  No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

2

B. How many parking spaces of each type are provided for the proposed use:

2

Standard spaces

Compact spaces

Handicapped accessible spaces.

Other.

C. Where is required parking located?  on-site  off-site (check one)

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Adequate now

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No

Do you propose to construct an addition to the building?  Yes  No

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

1830 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1830 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building  a house located in a residential zone  a warehouse

a shopping center. Please provide name of the center: \_\_\_\_\_

an office building. Please provide name of the building: \_\_\_\_\_

other, please describe: \_\_\_\_\_

## 2705 Hemlock, Substandard Lot Calculations

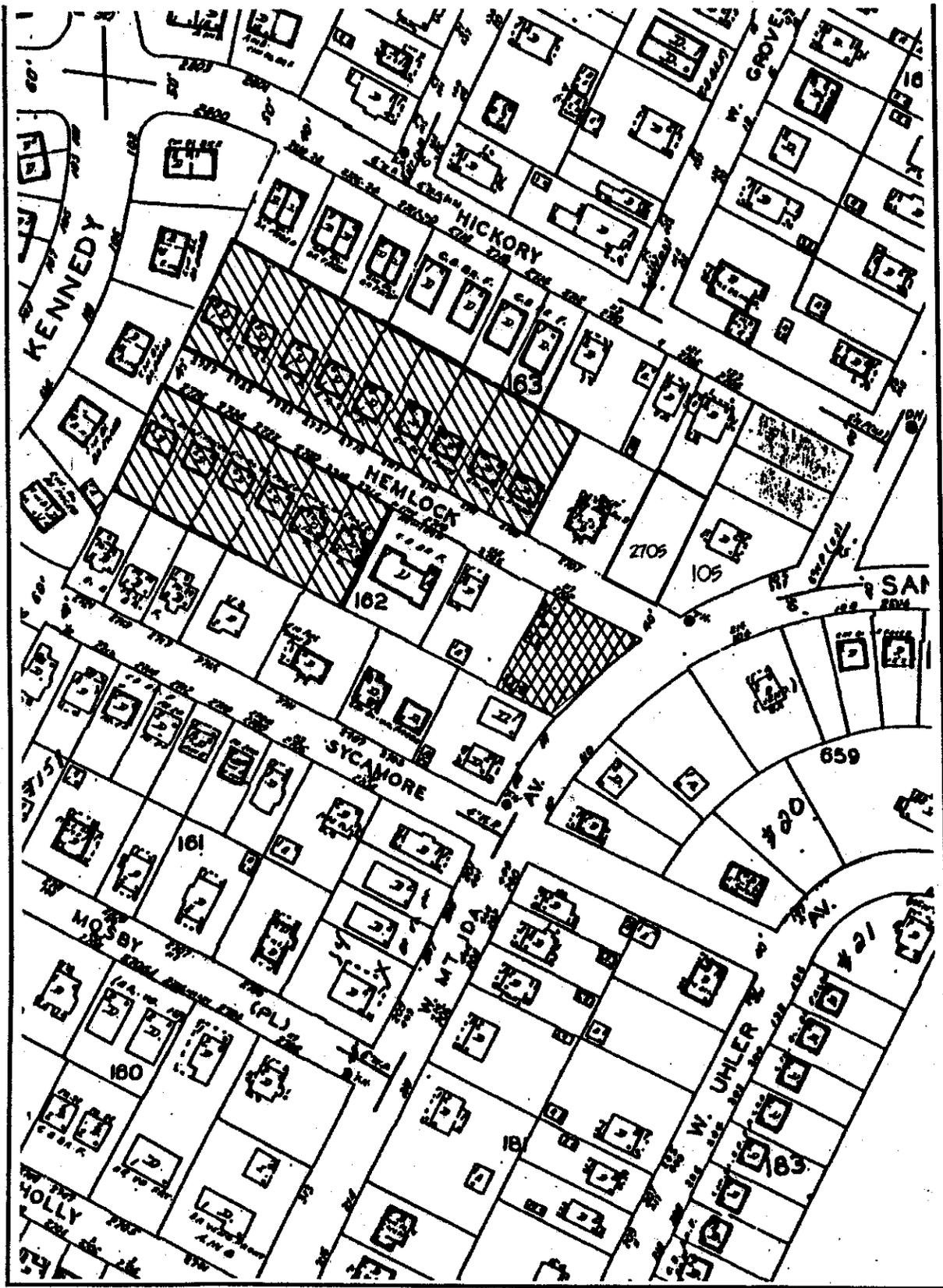
PROPERTY	LOT AREA	FRONTAGE	LOT WIDTH @ FRONT BLD LINE	IS SUBJECT LOT LARGER?
R-8 ZONING REQUIREMENTS	8000	40	65	-
SUBJECT (2705 HEMLOCK)	5230	52.3	52.3	-
2727 HEMLOCK	4000	40	40	Y
2725	4000	40	40	Y
2723	4000	40	40	Y
2721	4000	40	40	Y
2719	4000	40	40	Y
2717	4000	40	40	Y
2715	4000	40	40	Y
2711	4000	40	40	Y
2709	4000	40	40	Y
2707	8000	80	80	N
105 MT. IDA	8644	114.3	150	N
2702 HEMLOCK	7570	93.8	81	N
2706	8000	80	80	N
2708	4000	40	40	Y
2716	4000	40	40	Y
2718	4000	40	40	Y
2720	4000	40	40	Y
2722	4000	40	40	Y
2724	4000	40	40	Y
2726	4000	40	40	Y
2706 HICKORY	4000	40	40	Y
2704	5240	52.4	52.4	N
2708	8000	80	80	N
101 MT. IDA	4000	40	40	Y
103 MT. IDA	4000	40	40	Y

**Section 12-402 (A) (1)**

The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line as exhibited by more than 50 percent of the developed lots on the [block face] in which the substandard lot is located.

YES (76%)

NO



DIAGONAL FILL INDICATES EXISTING HOUSES ON 4000 SQ. FOOT SUBSTANDARD LOTS - 15 TOTAL.



ALSO SUBSTANDARD LOT

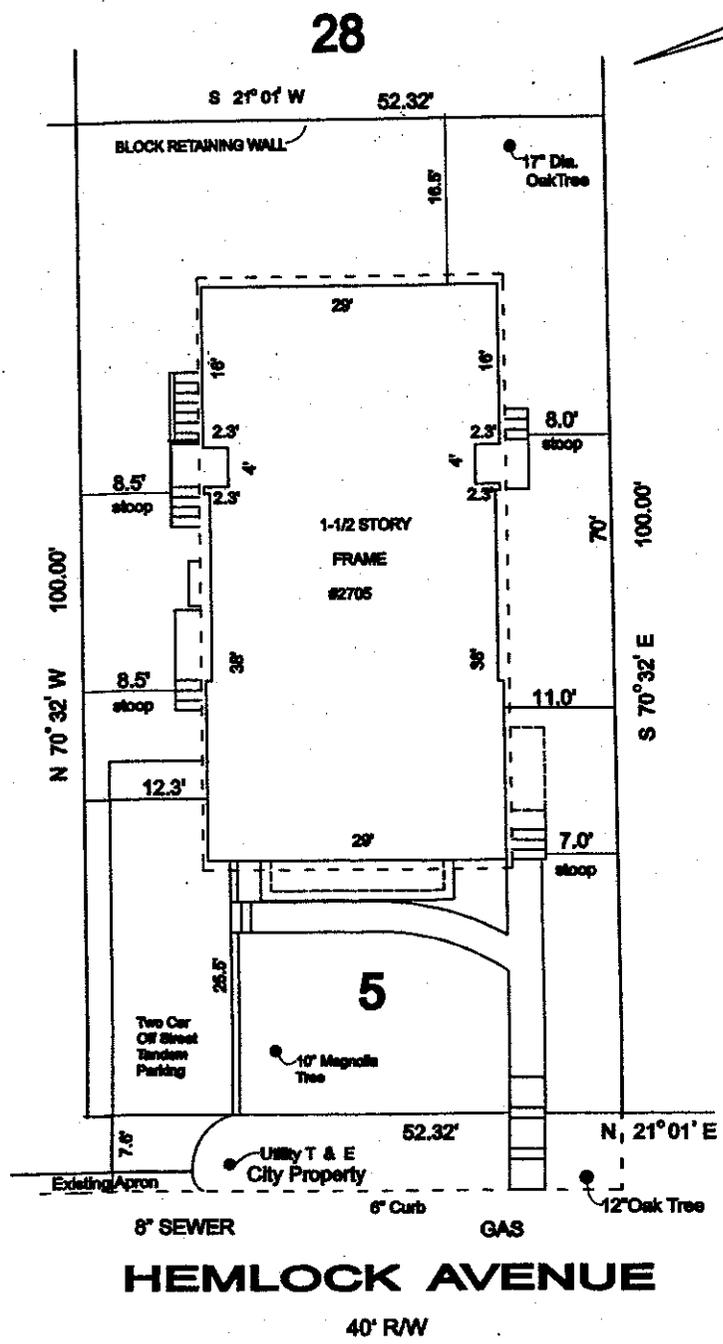
NOTES: 2702 & 2706 ARE BUILT ON OR VERY CLOSE TO LOT LINE.

NONE OF THE PROPERTIES ON HEMLOCK MEET CURRENT RS SET BACK GUIDELINES.

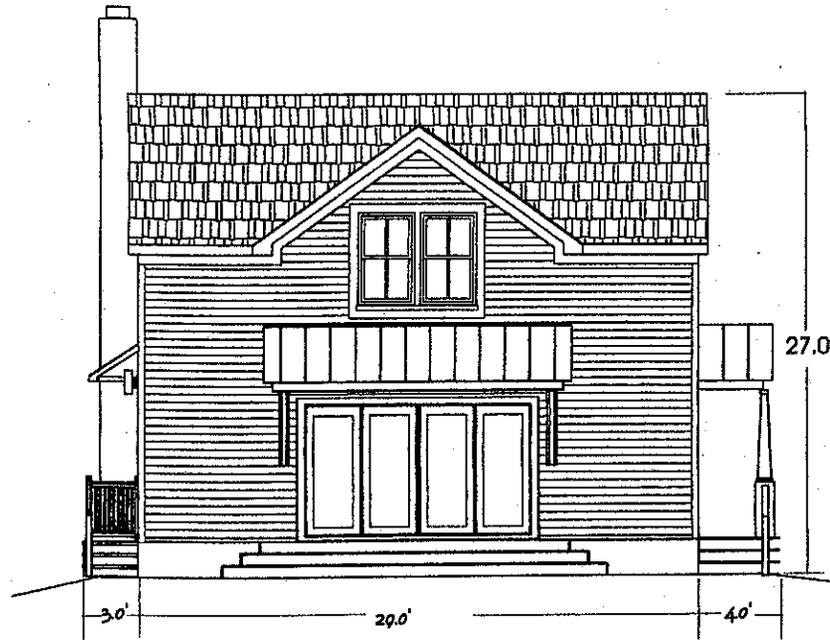
**HEMLOCK HOUSE LAYOUT**  
REGARDING LOWERY PROPOSED RESIDENCE  
AT 2705 HEMLOCK AVENUE

NOTES:

- 1. F.A.R. MEETS R8 GUIDELINES
- 2. UTILITIES TO BE UNDER
- 3. OLD STONE BLOCK GARAGE TO BE REMOVED



**PLOT**  
SHOWING PROPOSED HOUSE LOCATION ON  
LOT 5, BLOCK 8  
**GROVES SUBDIVISION OF  
MOUNT IDA**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 15' JANUARY 13, 2003

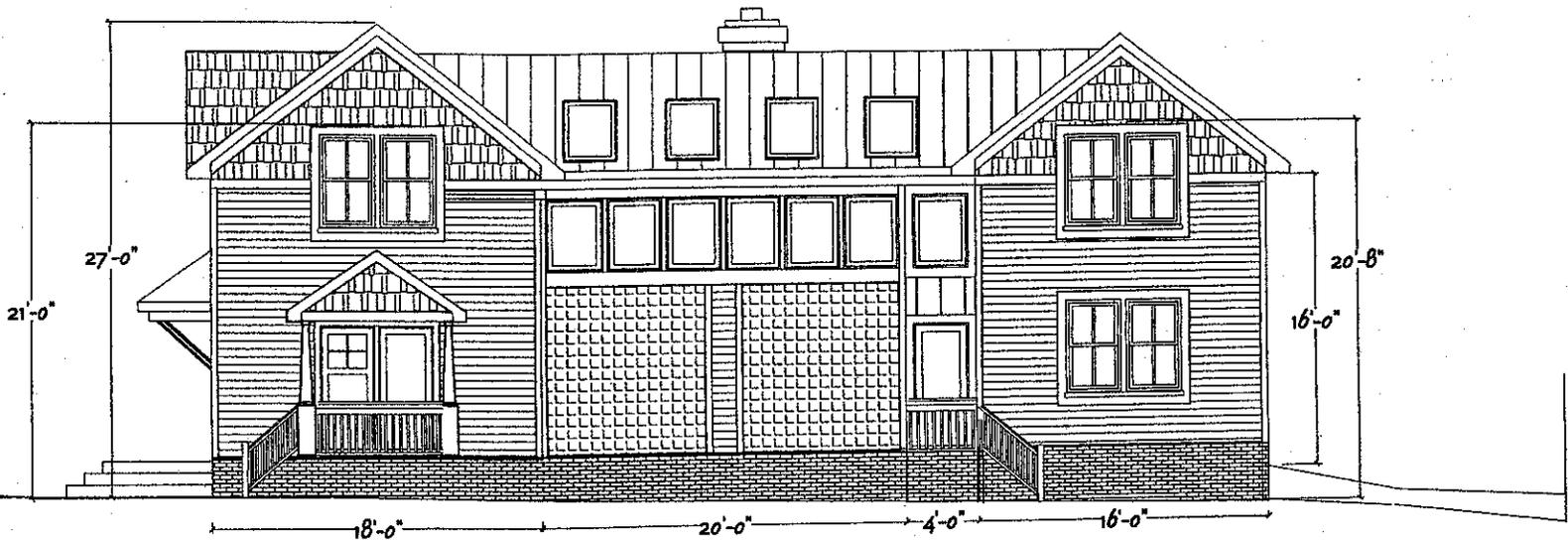


WEST ELEVATION

SUP #2002-0100 vmp  
2705 Hemlock Av  
construct dwelling on substandard lot

PROPOSED LOWERY RESIDENCE  
2705 HEMLOCK AVENUE  
12-31-02

72



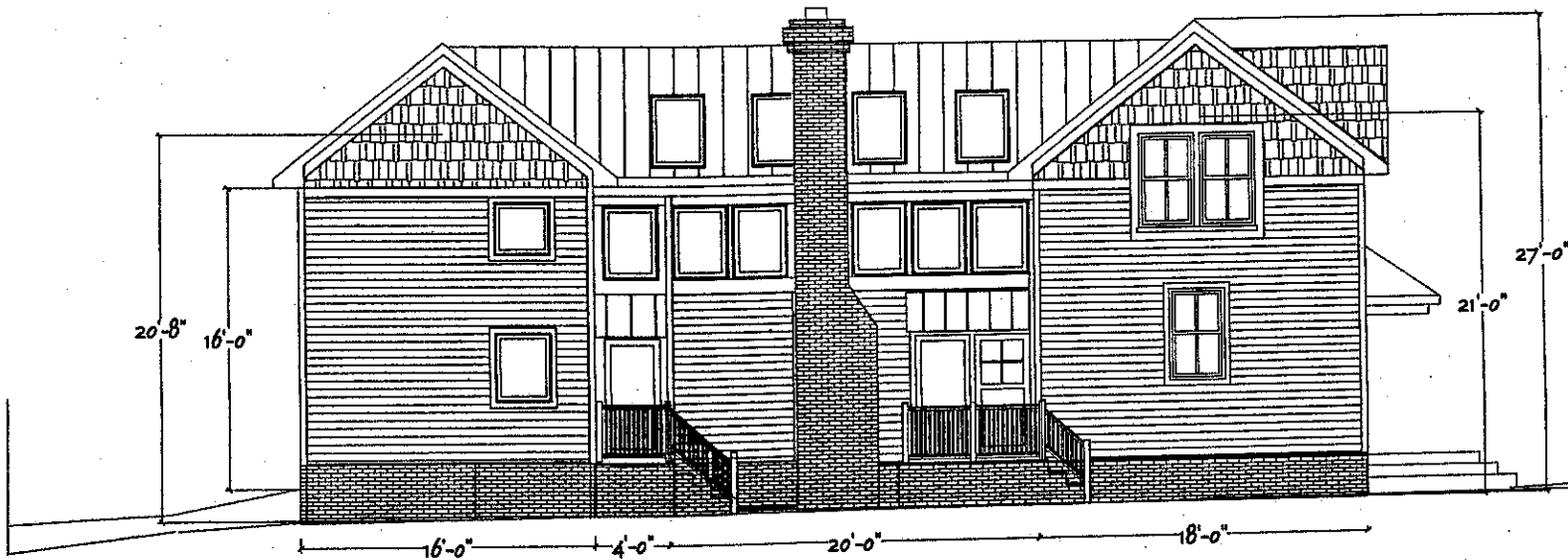
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

SUP #2002-0100 vmp  
 2705 Hemlock Av  
 construct dwelling on substandard lot

PROPOSED LOVERY RESIDENCE  
 2705 HEMLOCK AVENUE  
 12-31-02

25



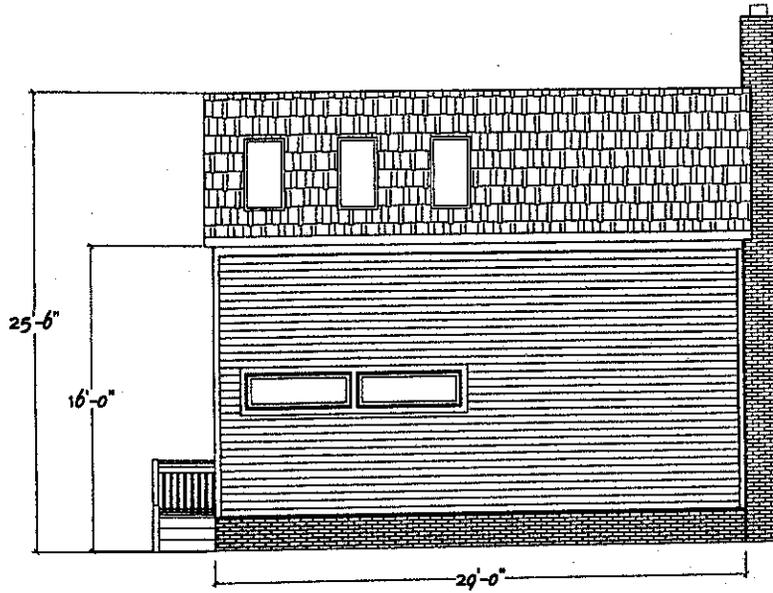
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

SUP #2002-0100 vmp  
 2705 Hemlock Av  
 construct dwelling on substandard lot

PROPOSED LOVERY RESIDENCE  
 2705 HEMLOCK AVENUE  
 12-31-02

26



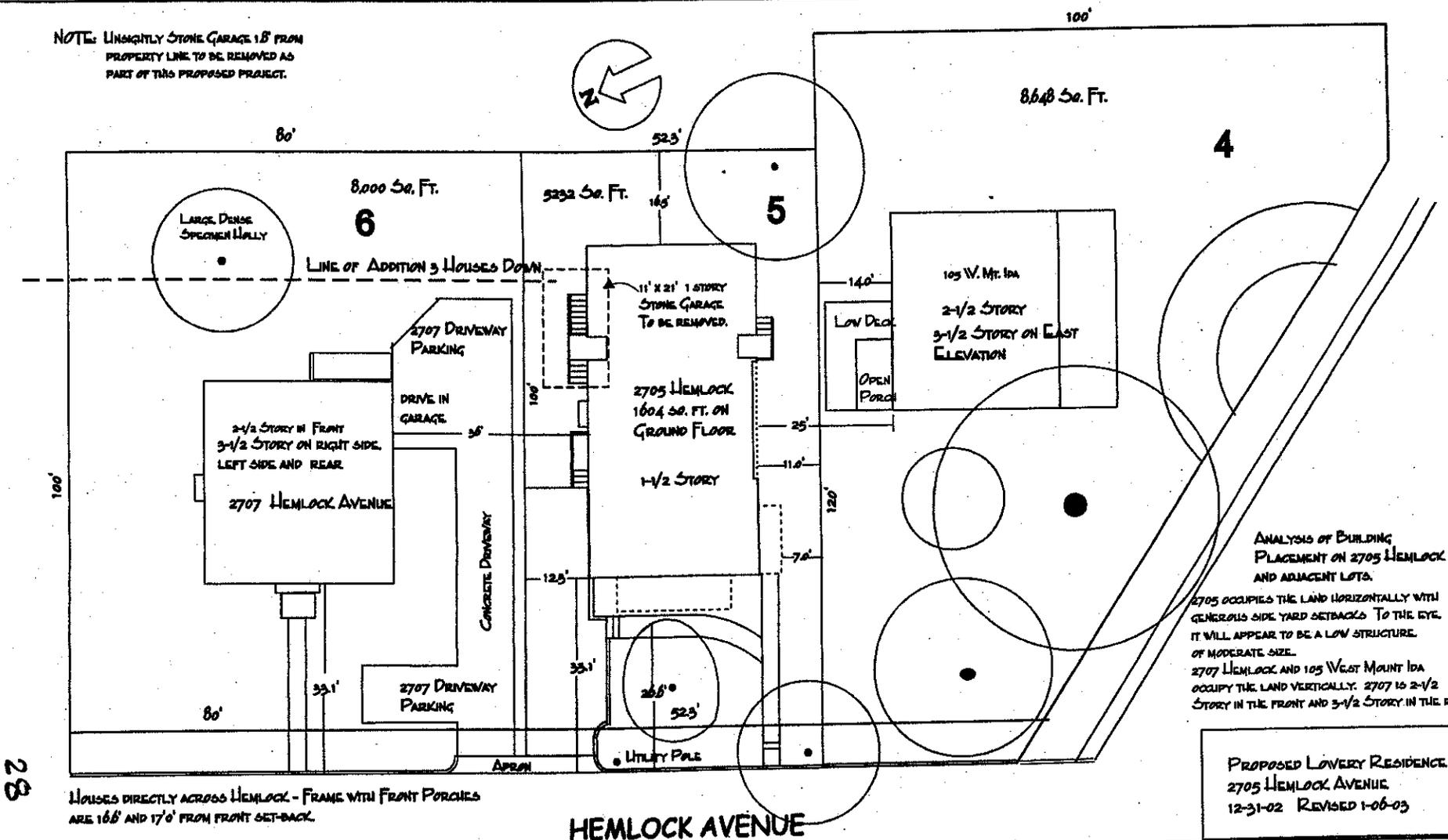
EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

SUP #2002-0100 vmp  
 2705 Hemlock Av  
 construct dwelling on substandard lot

PROPOSED LOVERY RESIDENCE  
 2705 HEMLOCK AVENUE  
 12-31-02

27

NOTE: UNSIGHTLY STONE GARAGE 15' FROM PROPERTY LINE TO BE REMOVED AS PART OF THIS PROPOSED PROJECT.



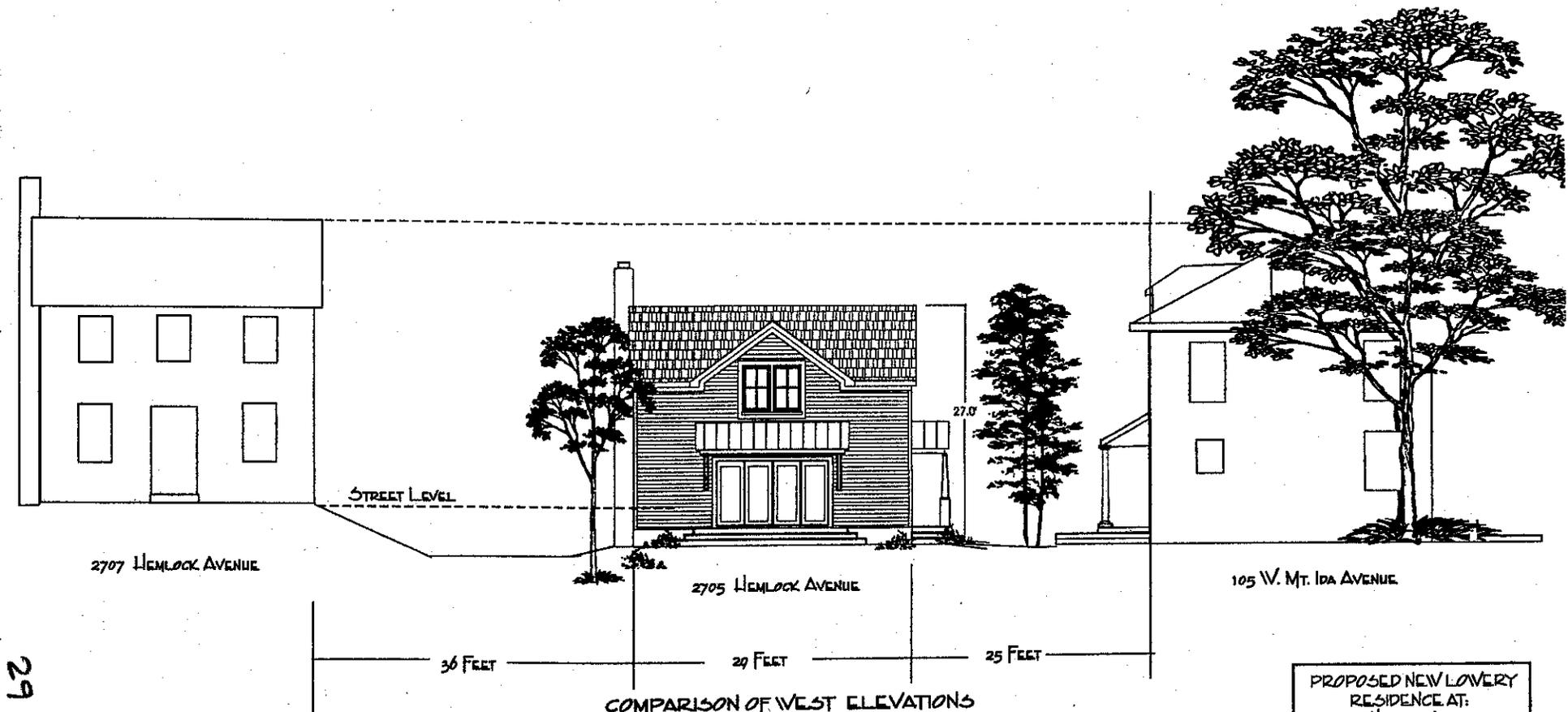
**ANALYSIS OF BUILDING PLACEMENT ON 2705 HEMLOCK AND ADJACENT LOTS.**

2705 OCCUPIES THE LAND HORIZONTALLY WITH GENEROUS SIDE YARD SETBACKS. TO THE EYE IT WILL APPEAR TO BE A LOW STRUCTURE OF MODERATE SIZE.  
 2707 HEMLOCK AND 105 WEST MOUNT IDA OCCUPY THE LAND VERTICALLY. 2707 IS 2-1/2 STORY IN THE FRONT AND 3-1/2 STORY IN THE REAR.

PROPOSED LOWERY RESIDENCE  
 2705 HEMLOCK AVENUE  
 12-31-02 REVISED 1-06-03

HOUSES DIRECTLY ACROSS HEMLOCK - FRAME WITH FRONT PORCHES ARE 168' AND 170' FROM FRONT SET-BACK.

28



29

COMPARISON OF WEST ELEVATIONS

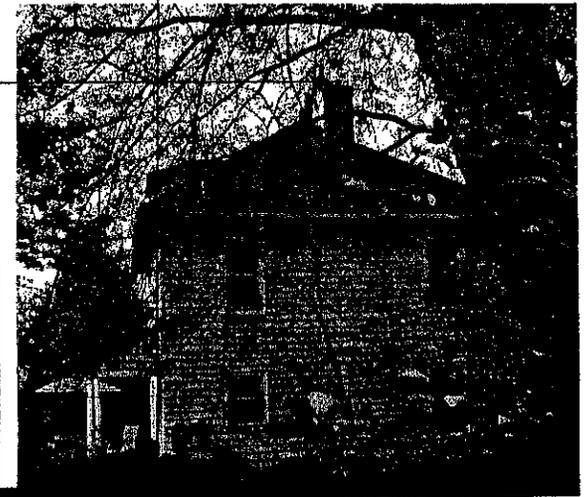
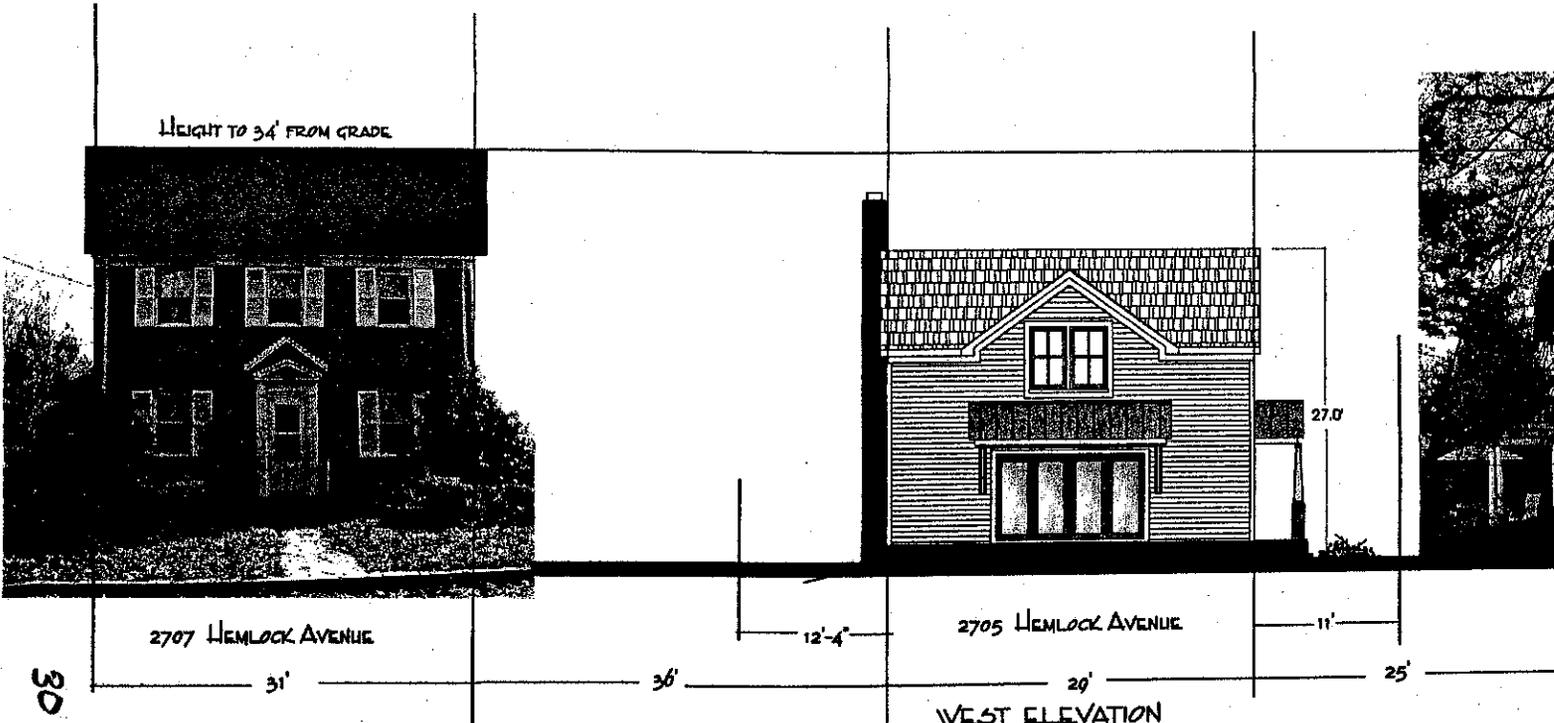
LARGE SOUTHERN MAGNOLIA & WILLOW OAK  
 TREES BLANKS VIEW OF 2705 HEMLOCK AVE.  
 FROM STREET - NOTE: NOT SHOWN

SUP #2002-0100  
 2705 Hemlock Av  
 construct dwelling on substandard lot

vmp

PROPOSED NEW LOVERY  
 RESIDENCE AT:  
 2705 HEMLOCK AVENUE  
 ALEXANDRIA, VA 22305  
 DECEMBER 31, 2002

105 WEST MOUNT IDA AVENUE  
4' TO 5' LOWER GRADE THAN  
2707 HEMLOCK - HEIGHT 32' AT  
NORTH & WEST ELEVATIONS



PROPOSED NEW LOVERY  
RESIDENCE AT:  
2705 HEMLOCK AVENUE  
ALEXANDRIA VA 22305  
DECEMBER 31, 2002

SUP #2002-0100  
2705 Hemlock Av  
construct dwelling on substandard lot

vmp

30

DEPARTMENT OF PLANNING AND ZONING  
FLOOR AREA AND OPEN SPACE COMPUTATIONS

A. 1. Street Address 2705 Hemlock Avenue  
 2. Owner Sidney & Linda Lowery  
 3. Zoning R-8 Total Lot Area 5232

B. 1. Floor Area Ratio (F.A.R.) Allowed by the Zone \_\_\_\_\_  
 2.  $\frac{5232}{\text{Lot Area}} \times \frac{.35}{\text{F.A.R.}} = \frac{1831 \text{ square feet}}{\text{Maximum Allowable Net Floor Area}}$

C. 1. Existing Gross Floor Area\* Zero Square Feet  
 2. Allowable Deductions \*\* \_\_\_\_\_ Square Feet  
 3. Existing Net Floor Area \_\_\_\_\_ Square Feet (subtract C-2 from C-1)

Gross Area		Deductions	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical	
Third floor		<7'-6" headroom	
		Elevators	
Total		Total	

D. 1. New Gross Floor Area 4512 Square Feet  
 2. Allowable Deductions 2737 Square Feet  
 3. New Net Floor Area 1775 Square Feet (subtract D-2 from D-1)

New Gross Area		Deduction	
Basement	1622	Basement	1622
First Floor	1622	Stairways	130
Second Floor	1268	Mechanical	
Third Floor		<7'-6" Headroom	985
		Elevators	
Total	4512	Total	2737

E. 1. Total Net Floor Area Proposed 1775 Square Feet (add C-3 and D-3)  
 2. Total Net Floor Area Allowed 1831 Square Feet (from B-2)

F. 1. Existing Open Space N/A Square Feet  
 2. Required Open Space N/A Square Feet  
 3. Proposed Open Space N/A Square Feet  
 (please attach plat highlighting open space.)

\*Gross floor area is measured from the face of the exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings, and other accessory buildings.

\*\*Allowable deductions from gross floor area: Stairways; elevators; mechanical and electrical rooms; basements (if basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor); and any room, including accessory structures with a headroom of less than seven feet six inches.

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones), including all commercial, office and mixed use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

The undersigned hereby certifies and attests that, to the best of their knowledge, the above computations are true and correct.

Signature Sidney Lowery Date 1/5/03

1-13-03

Valerie Peterson  
Alexandria Department of Planning and Zoning

Valerie: F.A.R. CALCULATIONS for Lowery/2705 Hemlock Avenue

Basement Area.....1622 Square Feet  
1st Floor Area.....1622 Square Feet  
2nd Level Area.....1268 Square Feet  
4512 Square Feet

DEDUCTIONS IN SQUARE FEET

1st Floor: Powder Room..... 41  
Foyer Closet.....10  
F.P. & Hearth.....13  
Bedroom Bath/Closets.....210  
Stairwell..... 68  
Total 1st Floor.....342

2nd Level: Headroom, Closets  
& Baths less than 7'-6".....711  
  
Stairwell & Future Elevator..... 62  
Total 2nd Level 773

Basement Level.....1622  
  
Total Deductions.....2737

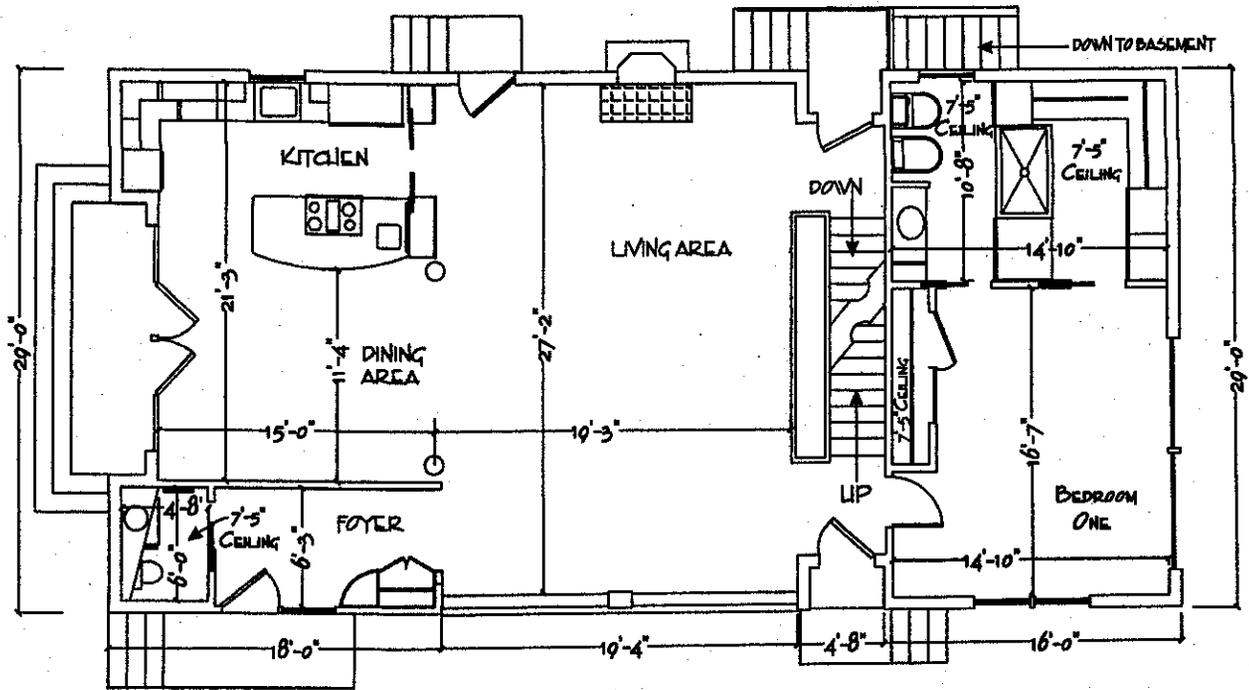
F.A.R. 4512 minus 2737 = 1775 Net Floor Area

NOTES: Additions to F.A.R. on 2nd Level were Bedroom Two.....321 Square Feet  
Bedroom Three.....328 Square Feet  
Library Bridge.....293 Square Feet

BOCA 50% Guideline: Bedroom Two 69%  
Bedroom Three 64%

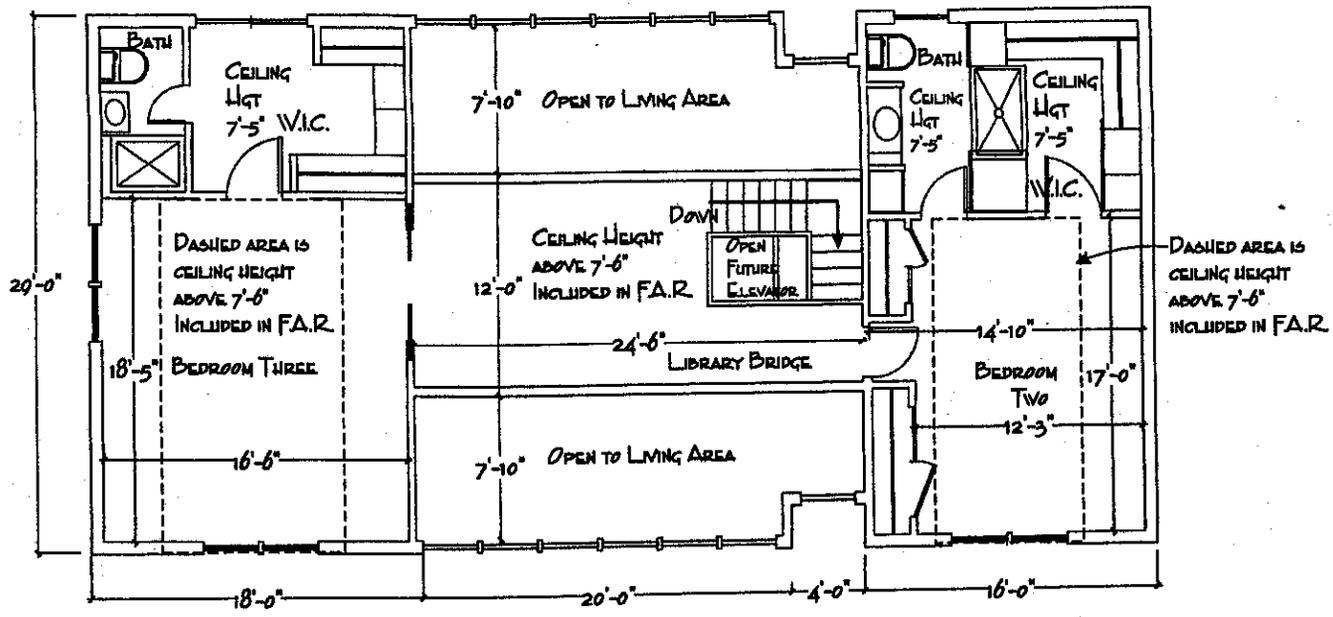
The undersigned hereby certifies and attests that, to the best of their knowledge,  
the above computations are true and correct.

*Valerie Peterson* 1/15/03



1ST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

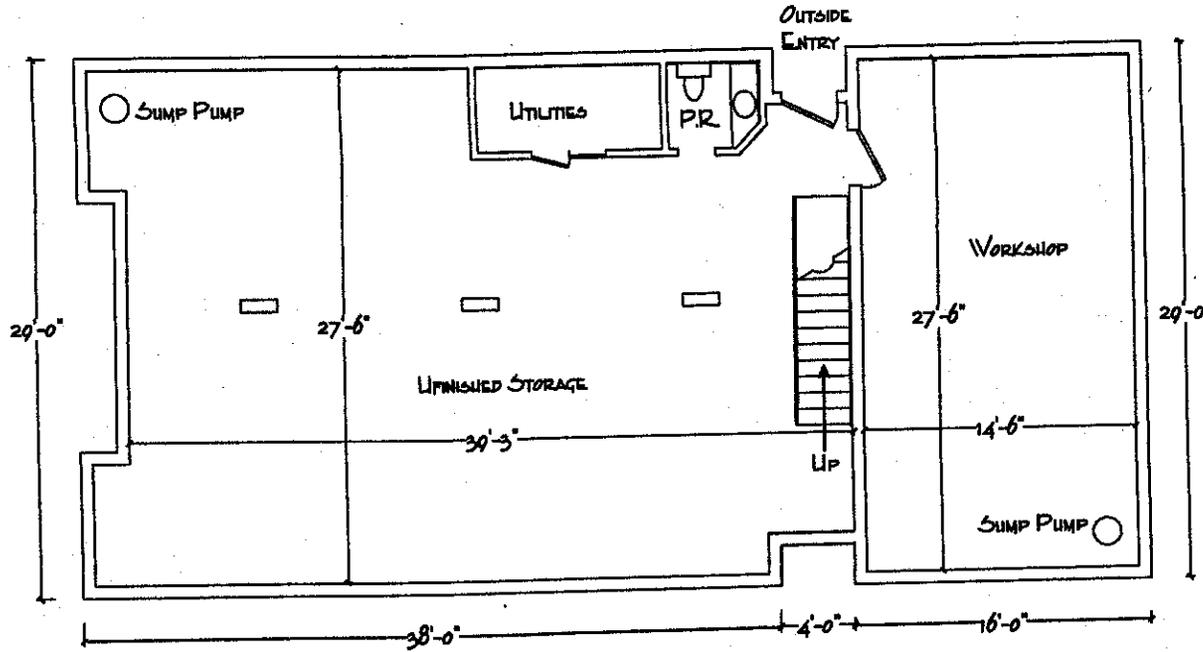
PROPOSED LOWERY RESIDENCE  
 2705 HEMLOCK AVENUE  
 1-13-03



2ND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

PROPOSED LOVERY RESIDENCE  
 2705 HEMLOCK AVENUE  
 1-13-03

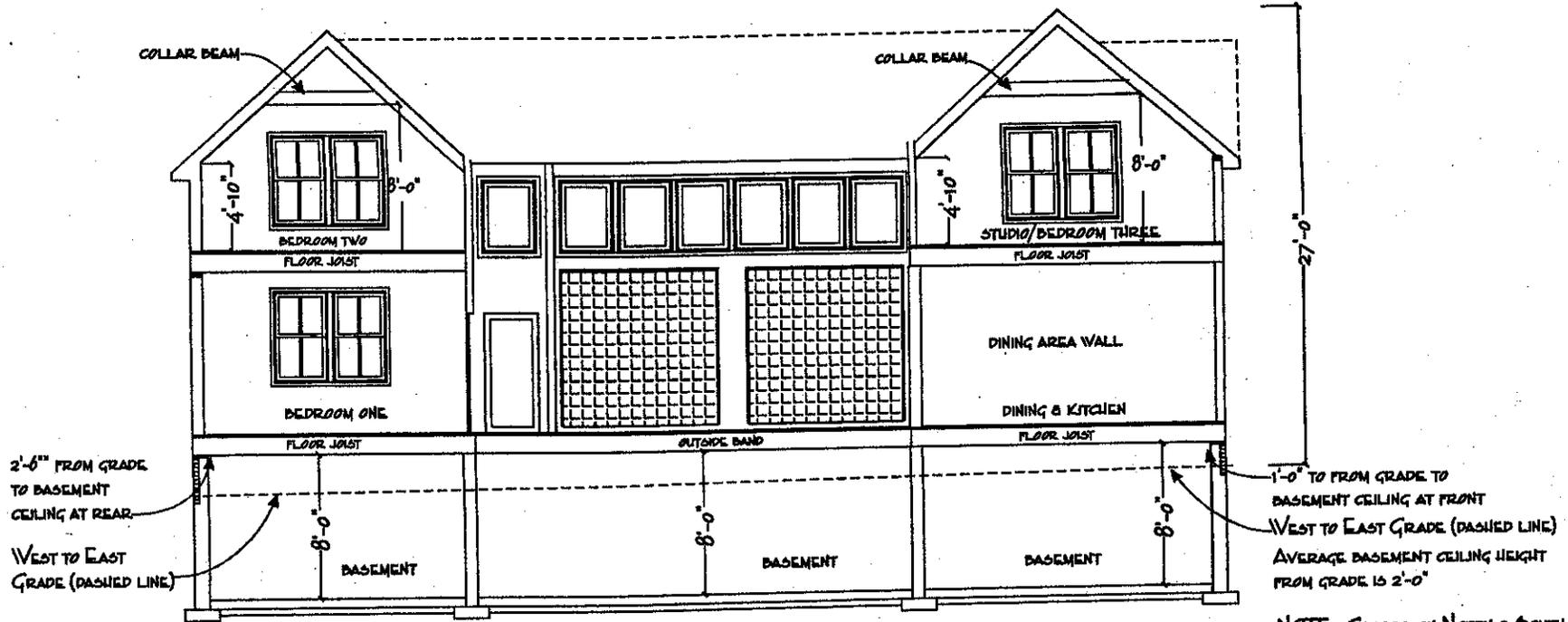
7E



BASEMENT FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

PROPOSED LOVERY RESIDENCE  
 2705 WEMLOCK AVENUE  
 1-13-03

35



VIEW FROM NORTH SIDE

NOTE: GRADES ON NORTH & SOUTH SIDES OF BUILDING ARE IDENTICAL

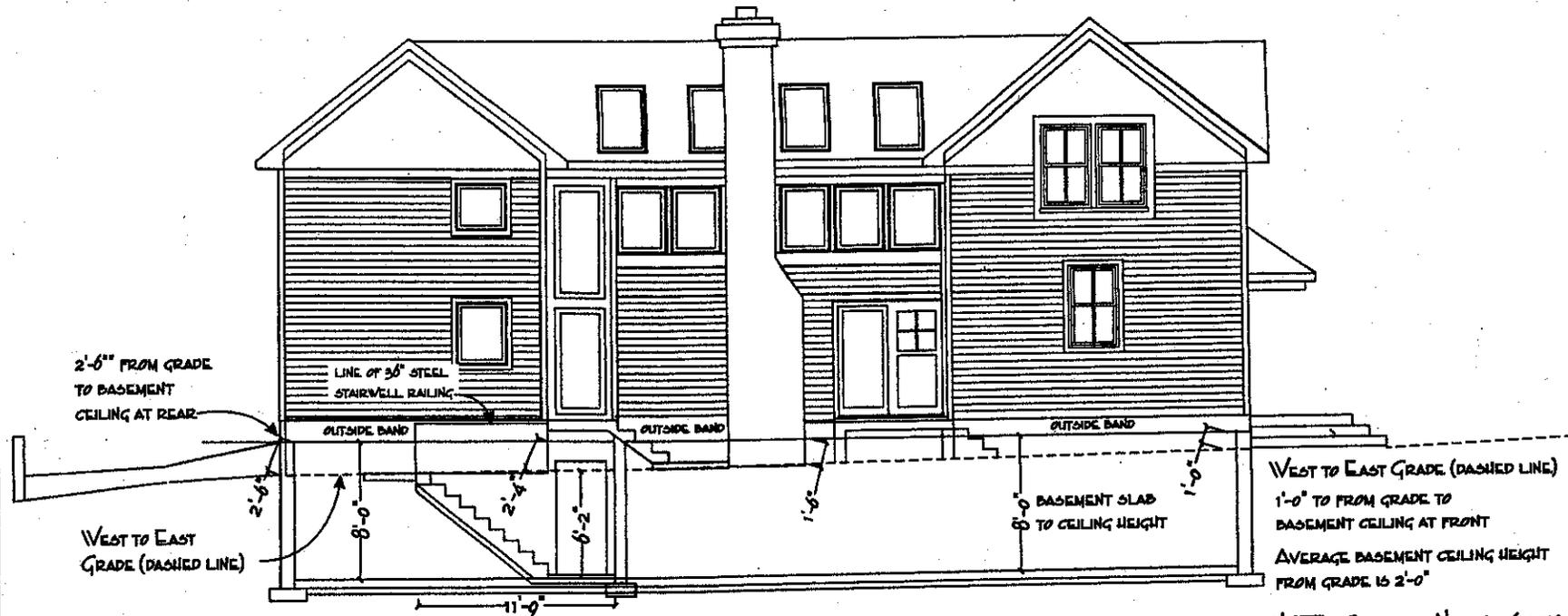
NOTE: FLOOR TO CEILING HEIGHTS IN ALL BEDROOMS EXCEED BOCA MINIMUM 7'-6" GUIDELINES FOR HEIGHT AND PERCENTAGE OF OVER 7'-6" CEILINGS AREA TO FLOOR AREA. THEY MEET HABITABLE SPACE GUIDELINES.

SECTION A: SHOWING HALF STORY BEDROOM & BASEMENT HEIGHTS FRONT INTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

PROPOSED LOWERY RESIDENCE  
2705 HEMLOCK AVENUE  
1-13-03

310

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SECTION B: SHOWING BASEMENT STAIRS  
 & BASEMENT HEIGHTS  
 NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

WEST TO EAST GRADE (DASHED LINE)  
 1'-0" TO FROM GRADE TO  
 BASEMENT CEILING AT FRONT  
 AVERAGE BASEMENT CEILING HEIGHT  
 FROM GRADE IS 2'-0"

NOTE: GRADES ON NORTH & SOUTH  
 SIDES OF BUILDING ARE IDENTICAL

PROPOSED LOVERY RESIDENCE  
 2705 HEMLOCK AVENUE  
 1-13-03

December 31, 2002

Barbara Ross  
Department of Planning and Zoning  
301 King Street, Room 2100  
P.O. Box 178  
Alexandria, Virginia 22313

SUP #2002-0100

2705 Hemlock Av

construct dwelling on substandard lot

Dear Barbara,

Thank you for the extra time and consideration you have given to my project. Before the Department of Planning and Zoning concludes it's analysis and recommendations, here is a review.

1. Though 2705 Hemlock is technically a substandard lot, it is over 30% larger than 15 (79%) of the built on lots on Hemlock Avenue. Most of the existing structures are multiple R-8 non-compliant. With this in mind, we are in agreement that the empty lot at 2705 Hemlock Avenue is a build-a-ble lot. Indeed, I have paid taxes on that basis since the mid 90's. At that time, based on a city wide analysis by the Department of Planning and Zoning, the city determined 2705 Hemlock Avenue to be a build-a-ble lot.

So the issue of lot size, which is the only reason this lot is substandard, has been resolved. The initial SUP information packet and conversation with Mr. Peter Leiberg, Principal Planner, indicate R-8 guidelines should be followed. Adherence to these guidelines was of paramount importance.

Because it is to be a retirement residence, it must satisfy the requirement of having a layout slanted to one floor living. For this reason, the lot must be occupied with an emphasis on front to rear layout as opposed to a side to side layout. This is actually advantageous as it provides more space between adjacent houses.

After submission of the original SUP packet, I worked with Valerie Peterson, Urban Planner and my direct liaison to the Zoning Department. 'Concerns' were raised which I took steps to address:

Planning asked that the building be moved forward to line up with other homes on Hemlock. I did so and also decreased building depth by three feet to bring it in line with a required 1:1 rear lot line setback.

Planning asked that the more convenient R-8 compliant two car side by side off street parking be changed to tandem parking (one car parked behind the other). I did so, though I prefer compliant.

Planning suggested the incorporation of a wrap-a-round front porch. I did so and offered alternate plans for it's execution, including raising the grade at street level to conform to the other lots on Hemlock Avenue.

Planning asked to see the proposed structure in relation to 2707 Hemlock Avenue and 105 West Mount Ida Avenue. I did this by elevation and plan using drawings and accurately scaled photographs. This was to ascertain relative scale. The proposed structure was shown to be considerably less tall than the adjacent structures and to present little impact when viewed from the street. It was nestled comfortably on the site about four feet below street level and obscured from direct Hemlock view by a specimen Southern Magnolia tree, as well as a large willow oak and various shrubs.

Planning asked that other, pertinent houses be photographed for comparison. I did so. The most immediate and important of these were directly across the street - an American vernacular style 2-1/2 story frame and a 1-1/2 story bungalow. The adjacent 2707 Hemlock home is a colonial brick design 2-1/2 stories in the front and 3-1/2 stories in the rear. The adjacent 105 W. Mount Ida Home is a 2-1/2 story Georgian center hall with painted redwood siding. To blend with the varied architecture of these traditional homes, the proposed exterior facades were executed in the popular American vernacular style with painted trim.

Planning requested that the West elevation look more like the fronts of other homes on the street. I presented a wide assortment of facades. I changed the massing of major elements to visually promote a standard frontal view. I reworked all elevations in various modern and traditional styles. As requested, I added bathroom windows to the rear bedroom module. Planning requested more emphasis on the side entry. I added a portico and bungalow columns to replace the original entry bracket.

Also, there was talk of measuring the front and rear set backs of all 19 houses on the block, as well as photographs of all front facades and placing the facades in context with the proposed design in a kind of panorama. West side houses have an eight foot or higher elevation than will 2705. Measurements will require individual homeowner permission. A dense screen of trees and bushes, plus the lower elevation of 2705 makes a comparison of front house facades difficult. Instead, an aerial photograph was obtained.

Barbara Ross  
 Department of Planning and Zoning  
 301 King Street, Room 2100  
 P.O. Box 178  
 Alexandria, Virginia 22313

At this point, after multiple phone conversations and three meetings at the Department of Zoning and Planning, I now tally ninety seven (97) photographs and over three hundred and fifty (350) drawings and exhibits directly relating to this project. I cite these numbers to indicate I have worked very hard to satisfy Department of Planning and Zoning concerns. From initial submission date, this process has taken three months and two weeks.

2. Except for the non-issue of lot size, the home I have designed can be R-8 compliant. Any non-compliance is the result of requests by the Department of Planning and Zoning to match local conditions or to define an element. As my next door lawyer neighbor puts it, *"It would be the most compliant home on a non-compliant street."*

It will use less square footage of lot area than is allowed under R-8 zoning. It meets or exceeds required side and rear lot line setbacks. The front, by custom, is lined up with the other houses. As a 1-1/2 story structure, it is only 27 feet high - far less than allowed. It easily meets F.A.R. - floor area to lot size ratio. It extends just two feet further front to rear on the lot than the taller alternate, 2-1/2 story home with a 12' rear deck. Not only is it R-8 compliant, but it fact occupies only two percent (2%) more lot depth while simultaneously achieving a bonus of 37.5 to 50 percent larger than the minimum required side lot line setbacks.

3. The proposed 1-1/2 story home is the one preferred by both my immediate neighbors and myself. The 2-1/2 story traditional structure is not our first choice. All Hemlock Avenue neighbors have been presented with a copy of the original SUP packet. Not one of the nineteen (19) homeowners have voiced opposition to this design. The revised design worked out as a result of Department of Planning and Zoning concerns should be no less received.
4. The proposed 1-1/2 story structure and it's generous side lot setbacks will benefit the adjacent houses at 2707 Hemlock Avenue and 105 West Mount Ida Avenue. I own 105 West Mount Ida Avenue. My permission is given. Large trees will inhibit vision of this new structure from other houses on Hemlock Avenue and Hickory Street. I have also demonstrated by photographs that a side entry is not unusual. One such entry is a scant 100' away. Two others are nearby on Hickory Street just a hundred yards distance. There are many other examples in Alexandria.
5. I have cited recent projects in the immediate area which have been built as grossly non-compliant structures covering much of the lot and dominating the surrounding houses. A prime example is the huge colonial at 2819 Russell Road. Most of these structures were builder speculation targeted for resale. In contrast this retirement home, which can be R-8 compliant, will be owner/builder occupied.
6. As far as design merit is concerned, the proposed project is a stand out. Frank Lloyd Wright's most important ideas are inherent in the design. To blend impeccably with the neighborhood, the exterior will be mainly in the American vernacular style. This will include a brick foundation and water table, brick stoops with bullnose steps and edging, painted Hardy Plank lap siding, traditional corner and window trim, shake and metal roofing, half round period guttering and authentic two over two sash windows.

As a veteran architectural and industrial design professional with over 40 years of study and experience, I would not allow the project to be less than first rate in both design esthetics and construction quality. My knowledge of architecture, fine art and design is extensive. I am the photographer and author of a new book chronicling the colonial waterway from Georgetown to Jamestown. Both a buildings archive and historical narration, it is titled,

*'From Georgetown to Jamestown - a celebration of homes, towns and hamlets on the colonial waterway - the Potomac River, the Chesapeake Bay and the James River'*

I view houses in much the same way as I view people. Some are boring. You are reluctant to devote much time with them. Others are interesting, but you cringe at the prospect of spending an eternity of abrasion. On the other hand, if you are extremely fortunate, you may find people with whom you could spend a lifetime, enjoying companionship, replete with growing love and respect. These are the kind of people worth attention, care and commitment. This is also the kind of home we seek.

I am reminded of the book by John Steinbeck, *'The Winter of Our Discontent.'* In analogy, I would not want my new home to be a failed entity either personally or communally. It wants to bond with the neighborhood and the inhabitants. Frank Lloyd Wright in *The Natural House* states that a house should have *style*, not be designed in a particular style. It must harmoniously blend with the land. It must have integrity of design and honesty of material. It must take advantage of site orientation and natural elevation. The proposed 1-1/2 story home has all of the important attributes Mr. Wright espoused.

Barbara Ross  
Department of Planning and Zoning  
301 King Street, Room 2100  
P.O. Box 178  
Alexandria, Virginia 22313

At our last meeting, I presented an alternate, traditional, multi-floor design. For it's type, it is a fine residence. I feel you would give your support to this standard design. However, by building a 2-1/2 structure, rather than the proposed 1-1/2 story home, we will be doing a disservice to both Hemlock Avenue and Del Ray. Though attractive, the alternate house will be just another house filling space in a block that has a lot of frontal compaction, with dense occupation of lot from side to side. Consequently, there is little privacy between adjacent homes.

In contrast, the proposed plan offers an open placement with a generous 36 feet to 2707 Hemlock Ave. and 25 feet to 105 West Mount Ida Ave. The less domineering 1-1/2 story home will bring new architectural quality and interest to the neighborhood. It will be more than a house, more than just shelter. It will be a comfort and a joy to it's inhabitants. It will garner the respect of both architectural critics and neighbors.

I am convinced this new home can be published and lauded for it's vision and quality of design.

Also, my wife and I could actually live in it for many years. The alternate traditionally structured home, because it is a multi-story design, would be a temporary residence forcing us to build a permanent retirement home in another location.

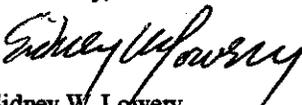
I will appreciate your support in approving this revised 1-1/2 story design which has incorporated the concerns of the Department of Planning and Zoning. Let R-8 zoning guidelines be the main criteria. Author James Howard Kunsler, in the Atlantic Monthly article *Home From Nowhere*, urges towns and cities to discard, in his view, antiquated, obstructionist zoning laws in favor of another system. Kunsler writes:

*"...Laws prevent the building of places that human beings can feel good in and can afford to live in. Laws forbid us to build places that are worth caring about.*

*...Therefore, if you want to make your community better, begin at once by throwing out your zoning laws. Don't revise them - get rid of them."*

I, on the other hand, wish the city would follow the applicable R-8 zoning guidelines one more time.

Yours truly,

  
Sidney W. Lowery  
105 West Mount Ida Avenue,  
Alexandria, Virginia 22305  
703-304-3737

copy: Valerie Peterson

Attachment: More examples for item 5

Across the Street from Subject Property



2702 Hemlock



2706 Hemlock

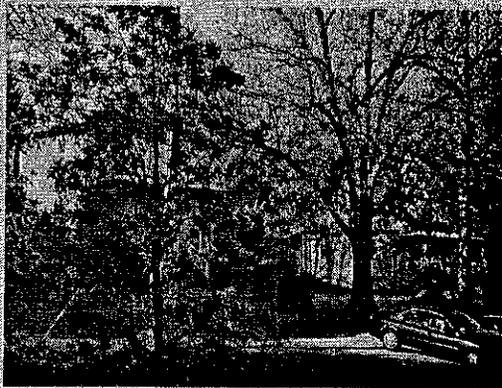
41



2707 Hemlock  
(Viewed from subject property)



East side of Hemlock

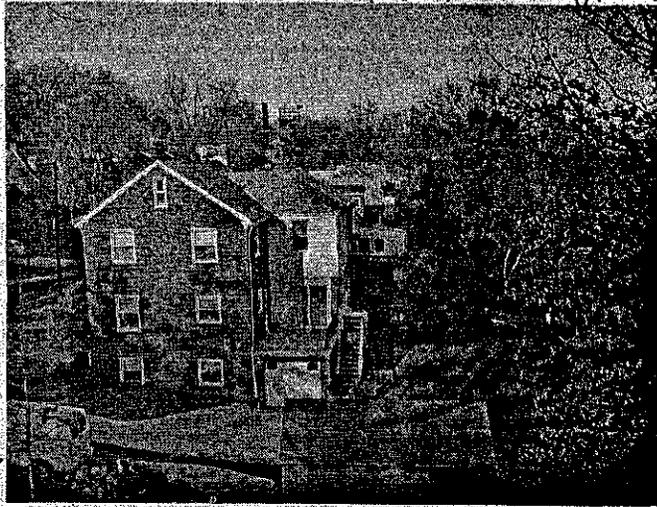


2702 & 2706 Hemlock  
(Viewed from subject  
property)



105 Mt Ida

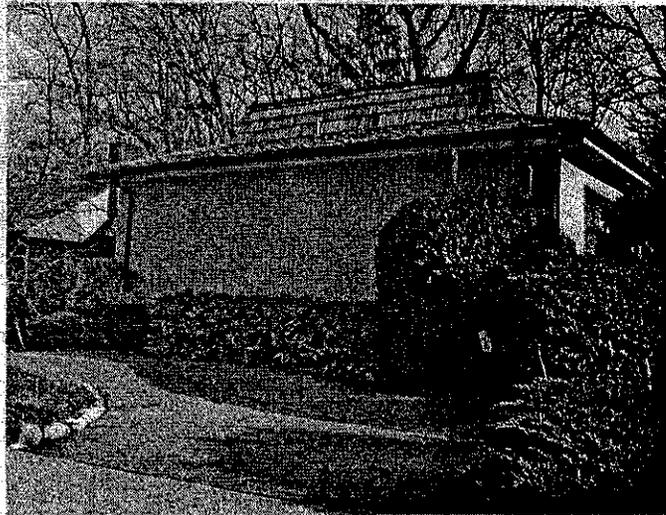
View of East side of Hemlock Ave. looking North



Subject Lot  
↳



Example  
Side Entrance  
Dewitt Ave  
2919



43



Example  
Side Entrance  
3503  
Russel

Side Entrances



2717 Kenlock 2719

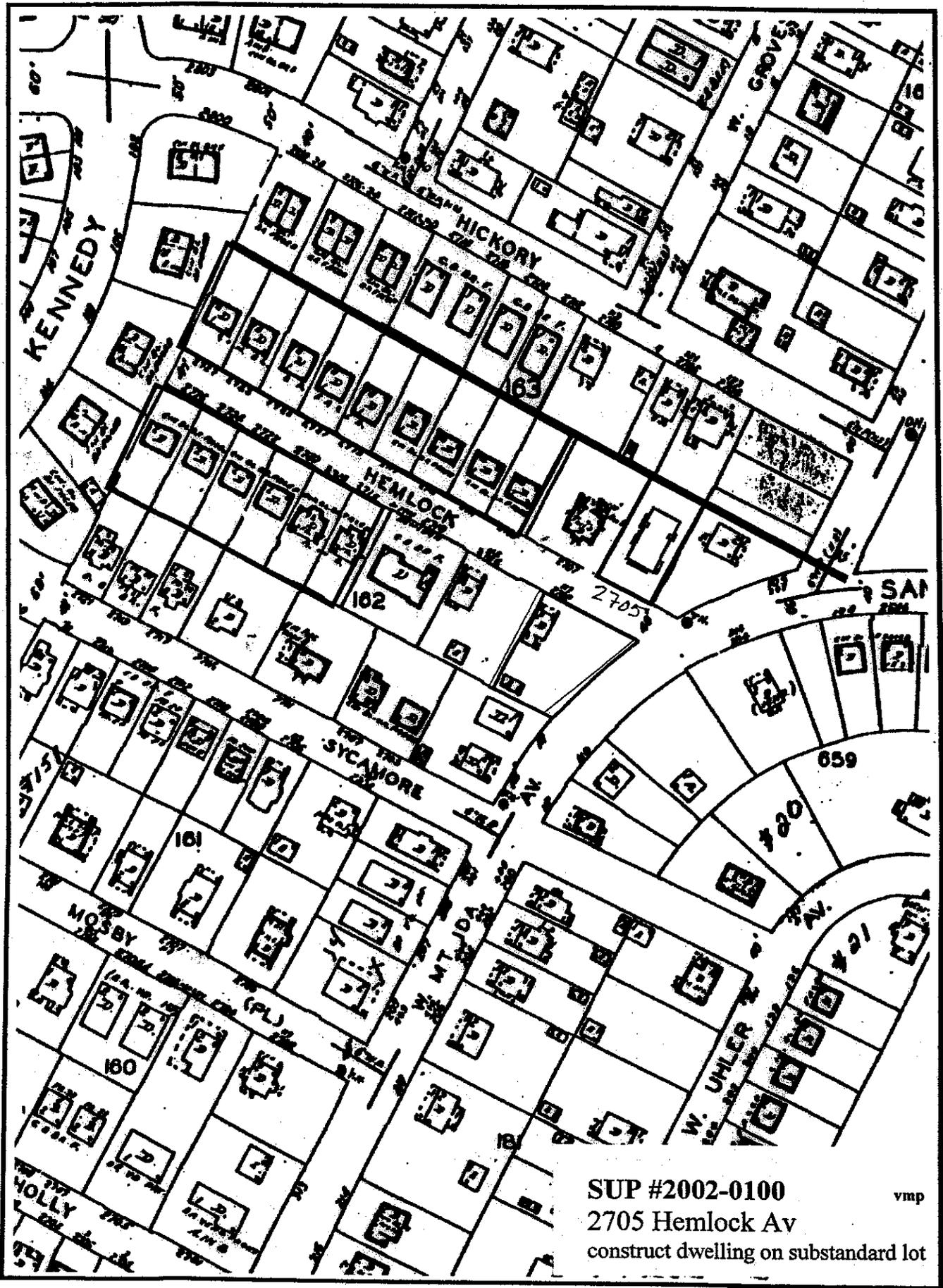


111 W. Mt. Eden Ave



Timber Branch & Ruffin





SUP #2002-0100  
vmp  
2705 Hemlock Av  
construct dwelling on substandard lot

# Del Ray Citizens Association

PO BOX 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

**To:** Members of Alexandria Planning Commission  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Amy Slack, Land Use Committee Co-Chair  
Sarah Haut, Land Use Committee Co-Chair  
Rob Krupicka, President

**Date:** January 30, 2002

**Subject:** SUP#2002-0100, Consideration of a Special Use Permit for construction of a single family dwelling on a substandard lot with a reduction in parking to allow two tandem spaces at 2705 Hemlock Avenue.

The applicant, Sid Lowery, attended the Land Use committee meeting on January 14, 2003 to present the proposal. We distributed flyers and the item was announced in the Association newsletter. Of the group of neighbors were in attendance.

Mr. Lowery wishes to construct a 1 1/2 story bungalow style home designed with an eye toward accommodating his retirement and future needs as a senior citizen to best maintain an independent lifestyle. The structure will be built on a lot adjacent to his current home at 105 West Mount Ida Avenue. The lot is substandard for the R-8 zone and most of the houses in the block face are non-complying structures. Although the lot size is considered substandard for the zoning, the City has determined the lot to be sufficient to build upon and has been taxing it accordingly.

The proposed home would comply with all set back, height and FAR requirements, except where changes have been requested by staff. To best utilize the lot dimensions, the site design proposes to orient the primary entrance on the south side, which faces toward his current residence, rather than the street. The mass has been broken into segments to reduce the visual impact. Existing large trees will be preserved and incorporated into a comprehensive landscape plan. An existing garage will be removed prior to beginning construction and a new parking area will use the existing curb cut.

Staff has worked extensively with the applicant, requesting several modifications. They asked that the structure be pulled forward to place the west façade closer to the street in keeping with the block face, a greater emphasis be given to the side entry, and tandem style off-street parking be provided. Also, staff requested an alternate 2 1/2 story design, architecturally different, be made. This design is considered undesirable by the applicant in that it would not meet his long term lifestyle objectives.

The discussion touched on two issues. There are problems with the sewer system in this area and there were worries that a additional house would worsen the conditions. Also neighbors were concerned that the additional residence will in turn adversely increase competition for available on-street parking. They explain that Hemlock Avenue is very narrow; several residents are elderly and emergency vehicles have needed to detour at times when attempting to answer calls for service. The committee

notes that the proposal offers two off-street spaces to fulfill the requirement and we do not object to tandem parking.

The committee sees no reason for objection to the proposal as modified under the guidance of staff.

The committee recommended to *support the application as proposed.*

At their next regular meeting, the Executive Board voted in favor of the Land Use committee recommendation.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Rob Krupicka at 703-838-0280.

#  
VP

6

# APPLICATION for SPECIAL USE PERMIT # 2002-0100

[must use black ink or type]

PROPERTY LOCATION: 2705 Hemlock Avenue

TAX MAP REFERENCE: 24.03 - 05 - 11 ZONE: R-8

APPLICANT Name: Sidney and Linda Lowery

Address: 105 West Mount Ida Avenue

PROPERTY OWNER Name: Sidney and Linda Lowery

Address: 105 West Mount Ida Avenue

PROPOSED USE: To construct new detached, single family residence at 2705 Hemlock Avenue - Lot 5, Block 8 - Groves Subdivision of Mount Ida

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Sidney Lowery/Linda Lowery  
Print Name of Applicant or Agent

*Sidney Lowery/Linda Lowery*  
Signature

105 West Mount Ida Avenue  
Mailing/Street Address

703-836-5769 None  
Telephone # Fax #

Alexandria, Virginia 22305  
City and State Zip Code

September 17, 2002  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Date & Fee Paid: 9-20-02 \$ 500.-

ACTION - PLANNING COMMISSION: 2-4-03 Recommend Approval 7-0

ACTION - CITY COUNCIL: 2/22/03PH--CC approved the Planning Commission recommendation. (Separate Motion)